



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Internal Departments</i>	
Agricultural Services	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the proposed land use from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. • As a condition of future DP, the applicant may be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details. <p>Geotechnical:</p> <ul style="list-style-type: none"> • As a condition of future DP, the applicant may be required to submit a Geotechnical Investigation Report, in accordance with the requirements of the County Servicing Standards, to verify that the site is suitable for the proposed development and provide recommendations for site grading, excavations, foundation construction, pavement structures, etc. <p>Transportation:</p> <ul style="list-style-type: none"> • As a condition of future DP, the applicant may be required to provide a TIA in accordance with the County Servicing Standards. <ul style="list-style-type: none"> ○ Should upgrades be recommended as part of the TIA, the applicant would be responsible for entering into a Development Agreement with the County for the construction of the upgrades. • As a condition of future DP, the applicant will be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of approval. • As a condition of future DP, the applicant may be required to schedule a road approach inspection with County Road Operations and upgrade the existing approach as required by the County, in accordance with the County Servicing Standards.



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	<p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • As a condition of future DP, the applicant is required to confirm how the proposed development will be serviced. <ul style="list-style-type: none"> ○ The County supports the use of holding tanks with trucked service for commercial purposes <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • As a condition of future DP, the applicant shall be required to provide a water-servicing plan. <ul style="list-style-type: none"> ○ The County supports the use of cisterns with trucked service for commercial purposes. • As an advisory condition to future DP, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As a condition of future DP, the applicant may be required to provide a Site-Specific Stormwater Plan (SSIP) that is in accordance with the County Servicing Standard. <ul style="list-style-type: none"> ○ As a permanent condition to future DP, the owner shall adhere to the recommendations resulting from the SSIP. <p>Environmental:</p> <ul style="list-style-type: none"> • As a condition of future DP, the applicant may be required to submit an erosion and sediment control plan to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.) to be implemented during the construction of the development. • There are wetlands on the subject land that may be impacted by the proposed development. Should the wetland be directly impacted by the proposed development, As a condition of future DP, the applicant will be required to provide a Biophysical Impact Assessment (BIA) conducted by a qualified professional that assesses the existing wetland and the impacts the proposed development will have on the wetland. The BIA shall also provide recommendations on mitigation and compensation measures to address the impacts to the wetland. • Should the applicant propose development that has a direct impact on any wetlands, at future DP stage, the applicant will be responsible for obtaining all required AEP approvals.

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Agencies that did not respond, expressed no concerns, or were not required for distribution are not listed.